



The Town of Centreville
Centreville Town Council
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FOR IMMEDIATE RELEASE

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Town Settles Lawsuit with North Brook

Centreville, MD – March 23, 2005 – The Town of Centreville has reached a settlement in its lawsuit with North Brook Farms I & II, LLC. The Town was sued by the developer alleging breach of the Public Works Agreement providing the allocation of sewer capacity for the development on the north side of Centreville. This settlement amends the allocation plan for North Brook and is consistent with the plan set forth in the settlement with Waterford Centreville, LLC. Waterford had also filed an action related to the availability of sewer allocations for the Symphony Village development.

At their March 17th Town Council meeting, the Council voted unanimously to adopt a resolution amending its Public Works agreement with North Brook Farms I, LLC and North Brook Farms II, LLC. Under the revised plan, North Brook will get 105 allocations in 2005, and 104 in 2006 and 2007. If the Town's discharge permit is increased, North Brook will receive 20% of the allocations attributable to the increased flow up to 21 allocations in 2005 and 19 in 2006. In addition, North Brook will contribute \$16,500 to the Goodwill Fire Company in each of the next three years.

The settlement agreement clarifies North Brook's responsibilities with respect to the trail, ball fields and landscaping easement. It also addresses the location and installation of street lighting. The Town will not owe North Brook any money under this settlement. Both North Brook and the Town will be responsible for their own attorney's fees.

The settlement represents a compromise between the positions that the Town and North Brook took in the litigation. It lies somewhere between what the Town would have gotten had it won at trial and what North Brook would have gotten had it won at trial. The suit will be finalized if the court accepts the agreements offered by both parties. A hearing is scheduled for March 28, 2005 to consider final actions.

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